

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

December 1, 2015

Work Session 4:00 p.m. Policy Session 7:00 p.m.

Directly Following the RDA Meeting

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

**** This meeting may be held telephonically to allow a member of the City Council to participate ****

This agenda is subject to change with a minimum 24-hour notice

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
 - A. Presentation – Northwest Utah County Study, by SITLA/FRI.
 - B. Presentation – Proposed Development of Golf Course Lots, by Mark & Kristine Wetzel.
 - C. Presentation – Completion of Parks Projects, by Aaron Sanborn.
 - D. Presentation – Youth Soccer, by Steve Bowler, Utah Youth Soccer League #20.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

CONSENT AGENDA

9. MINUTES
 - A. November 17, 2015 – Regular City Council Meeting

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.

In accordance with the American with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in the City Council Meetings and Work Sessions.

Please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.

10. BOND RELEASES – Out of Warranty
 - A. Meadow Ranch Phase 5, Plat 3
 - B. Meadow Ranch Phase 5, Park
 - C. Arrival, Phase 1
11. SITE PLANS
 - A. Foxwood/Woodhaven Church
 - B. Eagle Mountain Storage Facility
12. 2016 MEETING SCHEDULE
13. CHANGE ORDER
 - A. 2016 Road Repair Project – Morgan Asphalt
14. RESOLUTION
 - A. Consolidated Fee Schedule – Collection Fees
15. BID AWARD
 - A. Community Development Building – Magelby Construction
16. PRELIMINARY PLAT
 - A. Evans Ranch, Plat D

SCHEDULED ITEMS

PUBLIC HEARING

17. A. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Porter's Crossing Town Center Master Development Plan Map.
- B. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending the Porter's Crossing Town Center Master Development Agreement.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* This applicant-proposed amendment to the Porter's Crossing Town Center Master Development Plan Map and Agreement maintains the same number of units but amends the unit types and locations, and relocates parks and local roads.

PUBLIC HEARING

18. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Adopting an Impact Fee Enactment for a Sanitary Sewer Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The Wastewater Impact Fee Enactment adopts the IFFP and IFA and implements the impact fees recommended through ordinance. Once adopted, there is a 90-day waiting period before the revised impact fees can be assessed to new building permits. The IFA recommends the maximum reasonable impact fee that could be charged to new development based on provisions in the State Code.

19. MOTION – Consideration of a Final Payment to Wasatch County for the Rodeo Grounds Bleacher Purchase with the Proceeds from the Gas and Electric Utility Sale.

BACKGROUND: *(Presented by City Administrator Ifo Pili)* This request is for the City to utilize a portion of the proceeds from the gas and electric utility sale to pay the balance of what is owed to Wasatch County for the rodeo bleachers.

20. AGREEMENT – Consideration of an Impact Fee Reimbursement Agreement between Eagle Mountain City and RCA65, LLC.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed reimbursement agreement documents the terms and conditions for reimbursement of certain impact fees to RCA65, LLC for water, wastewater, storm water, and road improvements that were larger than necessary to service RCA65's property.

21. AGREEMENT – Consideration of a Reimbursement Agreement between Eagle Mountain City and Silver Lake Land, LLC.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* Silver Lake Land, LLC owns property located north of the SilverLake project. As part of the project, Silver Lake Land, LLC upsized a wastewater line from an eight-inch line to a fifteen-inch line. The Impact Fee Reimbursement Agreement would reimburse Silver Lake Land, LLC for the cost of the improvements through a yearly reimbursement based upon impact fees collected for development within the project area.

22. AGREEMENT – Consideration of a Reimbursement Agreement between Eagle Mountain City and Eagle 12, LLC.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed reimbursement agreement documents the terms and conditions for reimbursement of impact fees to Eagle12, LLC for an upsized waterline that was constructed for the Sunset Ridge development. The Impact Fee Reimbursement Agreement would reimburse Eagle12, LLC for the cost of the improvements through a yearly reimbursement based upon impact fees collected for development within the project area.

23. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Upper Hidden Valley Master Development Agreement.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed resolution formally approves the Upper Hidden Valley Master Development Agreement. Upper Hidden Valley is located south of the Hidden Hollow Elementary School.

24. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Pole Canyon Annexation and Master Development Agreement.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed resolution formally approves the Second Amendment to the Pole Canyon Annexation and Master Development Agreement. The amendment primarily addresses revisions to the required regional park facility contained in Section 8.2 of the Annexation and Master Development Agreement and revisions to

the White Hills Water Company Transition Agreement for funding, construction and payment of additional improvements to the White Hills water system.

25. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 15 of the Municipal Code for Construction Standards.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed ordinance amends Sections 15.10 and 15.60 of the Municipal Code regarding street cross sections and street improvements, establishing standards to ensure that landscape areas are graded appropriately to drain away from roadways and not onto road sections.

26. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

27. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

28. COMMUNICATION ITEMS

A. Upcoming Agenda Items

29. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **25th day of November, 2015**, on the Eagle Mountain City bulletin board, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder